

Magnolia Valley Condominiums Inc.
Income and Expenses
January 1 to December 31, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Actual YTD	Budget	\$ over Budget	% of Budget
Income																
Association Fees	10,016.00	9,890.00	9,775.00	9,870.00	7,750.00	9,960.00	8,471.00	8,631.00					74,363.00	118,320.00	(43,957.00)	62.8%
Carpport Fees	120.00	125.00	115.00	130.00	85.00	120.00	110.00	90.00					895.00	1,440.00	(545.00)	62.2%
Late Fees	1.00	-	-	-	-	-	-	-					1.00	-	1.00	
Convenience fees	-	-	-	-	-	-	-	-					-	-	-	
Estoppel & Bank Application F	-	-	-	-	-	200.00	-	-					200.00	-	200.00	
Assessment Fees	744.00	567.00	1,037.00	548.00	708.00	2,763.27	761.00	548.00					7,676.27	9,156.00	(1,479.73)	
Interest	45.01	26.78	29.67	27.55	28.32	27.30	28.51	28.54					241.68	-	241.68	
Adjustments	2,583.00	-	-	-	-	-	-	-					2,583.00	-	2,583.00	
Total Income	\$ 13,509.01	\$ 10,608.78	\$ 10,956.67	\$ 10,575.55	\$ 8,571.32	\$ 13,070.57	\$ 9,370.51	\$ 9,297.54	\$ -	\$ -	\$ -	\$ -	\$ 85,959.95	\$ 128,916.00	\$ (42,956.05)	66.7%
Expense																
Landscaping	975.73	975.93	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21					7,982.92	12,100.00	(4,117.08)	66.0%
Electricity	182.82	185.42	175.07	175.04	175.04	175.04	173.05	173.05					1,414.53	2,400.00	(985.47)	58.9%
Waste Removal	390.58	384.30	391.92	434.67	441.74	485.23	476.56	475.35					3,480.35	4,500.00	(1,019.65)	77.3%
Reclaimed Water	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50					2,156.00	3,300.00	(1,144.00)	65.3%
Office Supplies	-	-	-	114.26	-	-	-	-					114.26	100.00	14.26	114.3%
Legal Expenses	100.00	850.00	375.00	375.00	902.00	-	260.00	-					2,862.00	7,000.00	(4,138.00)	40.9%
Building Insurance	590.00	-	19,981.05	3,053.93	3,051.93	3,051.93	3,051.91	3,051.91					35,832.66	52,000.00	(16,167.34)	68.9%
PO Box Rental, Web Mgt.	-	-	-	299.76	-	-	-	-					299.76	350.00	(50.24)	85.6%
State Fees/Division fees	-	61.25	-	-	-	-	-	-					61.25	400.00	(338.75)	15.3%
Annual Meeting/Social Event	-	-	75.00	25.30	-	-	-	-					100.30	100.00	0.30	100.3%
Roofing loan repayment	1,006.58	1,006.58	1,006.58	1,006.58	1,006.58	3,084.58	1,006.58	1,006.58					10,130.64	12,000.00	(1,869.36)	84.4%
Accounting/Bank Fees	10.00	132.50	15.00	-	-	-	-	-					157.50	600.00	(442.50)	26.3%
General Fund	63.54	9,647.07	9,500.00	9,633.44	1,300.00	1,250.00	260.00	-					31,654.05	20,000.00	11,654.05	158.3%
Maintenance/Repairs	-	322.07	-	9,598.00	1,300.00	1,250.00	260.00	-					12,730.07			
Misc Landscaping (pru	-	9,000.00	-	17.00	-	-	-	-					9,017.00			
Sprinkler Repair	-	325.00	9,500.00	18.44	-	-	-	-					9,843.44			
Roof Maintenance	-	-	-	-	-	-	-	-					-			
Misc Expenses	63.54	-	-	-	-	-	-	-					63.54			
Reserve/Capital Replacement F	985.00	985.00	985.00	985.00	985.00	985.00	985.00	985.00					7,880.00	14,066.00		
Insurance reserves	1,500.00	1,500.00	-	-	1,545.00	1,545.00	1,545.00	1,545.00					9,180.00			
Carpport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00					960.00	1,440.00		
Total Expenses	\$ 3,708.75	\$ 13,632.55	\$ 32,914.33	\$ 16,512.69	\$ 8,272.00	\$ 9,441.49	\$ 6,622.81	\$ 6,101.60	\$ -	\$ -	\$ -	\$ -	\$ 97,206.22	\$ 130,356.00	(33,149.78)	74.6%
Net Income	\$ 9,800.26	\$ (3,023.77)	\$ (21,957.66)	\$ (5,937.14)	\$ 299.32	\$ 3,629.08	\$ 2,747.70	\$ 3,195.94	\$ -	\$ -	\$ -	\$ -	\$ (11,246.27)			